

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, SEPTEMBER 12, 2017 - 6:00 P.M.
COUNCIL BLUFFS PUBLIC LIBRARY, ROOM A
400 WILLOW AVENUE
COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE AUGUST 8, 2017 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE #ZC-17-004: Public hearing on the request of Morris Excavating Company, to rezone the NW1/4 SW1/4 of Section 17-74-43, except state right-of-way along with part of the SW1/4 SW1/4 of Section 17-74-43, except state right-of-way and railroad lying north of the railroad right-of-way; from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District. Location: Lying between I-29 and 192nd Street, north of property commonly known as 13038 192nd Street.
- B. CASE #SUB-17-006: Public hearing on the request of T S Development, LLC for preliminary plan approval for a 19-lot residential subdivision to be known as Whispering Oaks Subdivision, Phase 2, legally described as being part of the SE1/4 NE1/4 of Section 5-74-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: North of Greenview Road and west of Franklin Avenue.
- C. CASE #SUB-17-007, CASE #ZC-17-005 and CASE #PR-17-003: Combined public hearing on the request of 92 Investments, LLC, represented by John Jerkovich, for 1) preliminary plan approval for a 39-lot residential subdivision to be known as New Horizon Subdivision, Replat 2, being a replat of Lot 2, New Horizon Subdivision, Replat 1; and 2) to rezone said property from R-1/Single-Family Residential District to R-2/Two Family Residential District and R-3/Low Density Multi-Family Residential District; and 3) to append a PR/Planned Residential Overlay over the same. Location: East of Valley View Drive and south of College Road.
- D. CASE #ZT-17-004: Public hearing on the request of QRS Investments, LLC to amend Section 15.15.030 of the Municipal Code by adding 'Warehousing and Distribution, limited' as a conditional use permit in the C-2 Commercial District.

8. OTHER BUSINESS

- A. South Point Subdivision, Phase 2 Subdivision – Request for Extension
- B. City Council update
- C. Other items of interest

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

